

085.0

0005

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

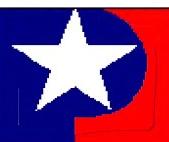
681,200 / 681,200

USE VALUE:

681,200 / 681,200

ASSESSED:

681,200 / 681,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
95		WESTMINSTER AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PUTTICK ANTHONY J-DOREEN T	
Owner 2:	
Owner 3:	
Street 1: 97 WESTMINSTER AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	Type:
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Wood Shingle Exterior and 1518 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	Amount	Com. Int
Item	Code	Description
Z	R1	SINGLE FA
o		100
n		water
		Sewer
		Electri
Census:		Exempt
Flood Haz:		
D		Topo
s		2
t		Above Stree
		Street
		Gas:

BUILDING PERMITS	
Date	Number
10/28/2015	1661

ACTIVITY INFORMATION	
Date	Result
11/8/2018	Meas/Inspect
11/6/2000	Hearing N/C
1/24/2000	Meas/Inspect
9/1/1993	AJS
11/2/1989	Meas/Inspect

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh

Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family	5065	Sq. Ft.	Site	0	70.	1.13	6						400,365		400,400

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY							Legal Description		User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value				53881
101	5065.000	274,900	5,900	400,400	681,200				GIS Ref
									GIS Ref
									Insp Date
									11/08/18
Total Card	0.116	274,900	5,900	400,400	681,200	Entered Lot Size			16959!
Total Parcel	0.116	274,900	5,900	400,400	681,200	Total Land:			
Source:	Market Adj Cost		Total Value per SQ unit /Card:	448.87	/Parcel: 448.87	Land Unit Type:			

PREVIOUS ASSESSMENT							Parcel ID	085.0-0005-0015.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	274,900	5,900	5,065.	400,400	681,200	Year end		12/23/2021
2021	101	FV	266,600	5900	5,065.	400,400	672,900	Year End Roll		12/10/2020
2020	101	FV	266,500	5900	5,065.	400,400	672,800	Year End Roll		12/18/2019
2019	101	FV	219,100	5900	5,065.	394,600	619,600	619,600	Year End Roll	1/3/2019
2018	101	FV	219,100	5900	5,065.	303,100	528,100	528,100	Year End Roll	12/20/2017
2017	101	FV	219,100	5900	5,065.	286,000	511,000	511,000	Year End Roll	1/3/2017
2016	101	FV	219,100	5900	5,065.	263,100	488,100	488,100	Year End	1/4/2016
2015	101	FV	207,000	5900	5,065.	245,900	458,800	458,800	Year End Roll	12/11/2014

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	12266-551		8/15/1972		30,500
				V Tst Verif	Notes
				No No N	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>						<b>COMMENTS</b>						<b>SKETCH</b>													
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	OF=BMT SINK.						3	4	4	4 CFP	17													
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix: 1	Rating: Average							5	2	18 FL	BMT	17							
Roof Struct: 3 - Gambrel	Roof Cover: 1 - Asphalt Shgl	Color: BROWN	View / Desir:	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:							SFL	FFL	BMT											
<b>GENERAL INFORMATION</b>						<b>OTHER FEATURES</b>						<b>RESIDENTIAL GRID</b>																			
Grade: C - Average	Year Blt: 1922	Eff Yr Blt:	Alt LUC:	Alt %:	Jurisdct: G4	Fact: .	Const Mod:	Lump Sum Adj:	Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	1st Res Grid	Desc: Line 1	# Units 1												
Location:	Total Units:	Floor:	% Own:	Name:							Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	Lower	Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1									
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>													
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall: %	Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %	Phys Cond: AV - Average	31. %	Functional:	Economic:	Special:	Override:	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	6	3	M										
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext:	Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	Adj Total: 398423	Const Adj.: 1.01989794	Adj \$ / SQ: 177.916	Other Features: 77533	Grade Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val	Totals				1	6	3						
<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>																									
Basic \$ / SQ: 130.00	Size Adj.: 1.34188199	Const Adj.: 1.01989794	Adj \$ / SQ: 177.916	Other Features: 77533	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price																			
Subfloor:	Bsmnt Gar:	Electric:	Insulation:	Int vs Ext:	Heat Fuel:	Heat Type:	# Heat Sys:	LUC Factor:	Adj Total:	Depreciation:	Deprecated Total:	Final Total:	Val/Su Net:	Val/Su SzAd	Juris. Factor: 1.00	Before Depr: 177.92	Special Features: 0	Final Total: 274900	Val/Su SzAd 181.14	Net Sketched Area: 2,514	Total: 320,890	Size Ad: 1517.5999	Gross Area: 2552	FinArea: 1518	<b>SUB AREA</b>	<b>SUB AREA DETAIL</b>					
<b>MOBILE HOME</b>						Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 085.0-0005-0015.0																				
<b>SPEC FEATURES/YARD ITEMS</b>																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value														
3	Garage	D	Y	1	22X22	A	AV	1930	20.17	T	40	101			5,900		5,900														
More: N	Total Yard Items:	5,900	Total Special Features:		Total:	5,900																									
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																															